

COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND  
BILL NO. 94-10 as amended

Introduced by Council President Wilson at the request of the County Executive  
Legislative Day No. 94-6 Date February 15, 1994

AN ACT to add Subsection B(46.1) to Section 82-2, Modifications, of Article I, BOCA National Building Code, of Chapter 82, Building Construction; to add the definition of Carriage Court Unit to Section 267-4, Definitions, of Article I, General Provisions; to repeal and reenact, with amendments, Subsection B (2) of Section 267-24, Exceptions and Modifications to Height Requirements, of Article V, Supplementary Regulations; to repeal and reenact, with amendments, Subsections C (2) (e), (f) and (g) of Section 267-36, R, R1, R2, R3 and R4 Urban Residential Districts, of Article VI, District Regulations; to add new Paragraph C (2) (n) to Section 267-36, R, R1, R2, R3 and R4 Urban Residential Districts, of Article VI, District Regulations; to repeal and reenact, with amendments, Table I, Principal Permitted Uses for Specific Zoning Districts: Residential Conventional with Open Space; Table I, Principal Permitted Uses for Specific Zoning Districts: Residential Planned Residential Development; Table VI, Design Requirements for Specific Uses: R3 Urban Residential District (Part 2); and Table VII, Design Requirements for Specific Uses: R4 Urban Residential District (Part 2), of Article XXII, General Provisions, all of Chapter 267, Zoning, of the Harford County Code, as amended; to permit Carriage Court Units in certain zoning districts under certain conditions; to establish certain requirements concerning Carriage Court Units; and generally relating to Carriage Court Units.

By the Council, February 15, 1994

Introduced, read first time, ordered posted and public hearing scheduled

on: March 15, 1994

at: 7:00 p.m.

By Order: James D. Vannoy, Secretary

**PUBLIC HEARING**

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on March 15, 1994, and concluded on, March 15, 1994

James D. Vannoy, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

Section 1. Be It Enacted By the County Council of Harford County, Maryland, that Subsection B(46.1) be, and it is hereby, added to Section 82-2, Modifications, of Article I, BOCA National Building Code, of Chapter 82, Building Construction, that the definition of Carriage Court Unit be, and it is hereby, added to Section 267-4, Definitions, of Article I, General Provisions; and that Subsection B (2) of Section 267-24, Exceptions and Modifications to Height Requirements, of Article V, Supplementary Regulations, be and it is hereby repealed and reenacted, with amendments; and that Subsections C (2) (e), (f) and (g) of Section 267-36, R, R1, R2, R3 and R4 Urban Residential Districts, of Article VI, District Regulations be, and they are hereby repealed and reenacted, with amendments; and that Paragraph C (2) (n) be, and it is hereby added to Section 267-36, R, R1, R2, R3 and R4 Urban Residential Districts, of Article VI, District Regulations, and that Table I, Principal Permitted Uses for Specific Zoning Districts: Residential Conventional with Open Space; Table I, Principal Permitted Uses for Specific Zoning Districts: Residential Planned Residential Development; Table VI, Design Requirements for Specific Uses: R3 Urban Residential District (Part 2); and Table VII, Design Requirements for Specific Uses: R4 Urban Residential District (Part 2), of Article XXII, General Provisions, be, and they are hereby, repealed and reenacted, with amendments, ~~all~~ of Chapter 267, Zoning, all of the Harford County Code, as amended, all to read as follows:

Chapter 82. Building Construction.

Article I. BOCA National Building Code.

Section 82-2. Modifications.

B. The following sections are changes or additions to certain sections of the Code.

(46.1) SECTION 910.2 IS AMENDED BY ADDING THE FOLLOWING TO THE  
END OF THE SECTION:

EXCEPTION: NOTWITHSTANDING ANY OTHER PROVISION OF THIS  
CODE, CARRIAGE COURT DWELLINGS (AS DEFINED IN THE ZONING CODE) SHALL  
HAVE FIRE PARTITIONS WITH A FIRE RESISTANCE RATING OF NOT LESS THAN 2  
HOURS.

Chapter 267. Zoning

Article I. General Provisions

Section 267-4. Definitions.

For the purposes of this Part 1, the following words and phrases shall have the meanings provided below:

DWELLING, CARRIAGE COURT — A BUILDING CONTAINING 4 OR MORE  
DWELLING UNITS, EACH WITH A SEPARATE ENTRANCE.

Article V. Supplementary Regulations

§ 267-24. Exceptions and modifications to height requirements.

B. Fences and walls. Fences and walls may be located in required yards in accordance with the following:

(2) Rear and side yards. EXCEPT AS OTHERWISE PROVIDED IN THIS CHAPTER,  
walls and fences shall not exceed [eight (8)] 8 feet in height above ground  
elevation. Tennis court fences shall not exceed [twelve (12)] 12 feet.

Article VI. District Regulations

§ 267-36. R, R1, R2, R3 and R4 Urban Residential Districts.

C. Specific regulations. The following uses are permitted, subject to the additional requirements below:

(2) Urban residential uses, with densities ranging from [one and zero-tenths (1.0)] 1.0 to [fourteen and zero-tenths (14.0)] 14.0 dwelling units per gross acre [(du/ga)], except high-rise apartment dwellings, which may be developed to a maximum density of [thirty and zero-tenths (30.0)] 30.0 dwelling units per gross acre [(du/ga)]. The permitted density of development, the permitted dwelling unit types and design requirements shall depend upon whether the development is designed as a conventional development, conventional development with open space (COS) or planned residential development (PRD).

(e) Dwelling units per building block. A building block shall be a series of attached

1 dwellings. The number of dwelling units per building block shall be as follows:

**Number of Dwelling[s] Units**

**Per Building Block**

<b>Dwelling Type</b>	<b>Minimum</b>	<b>Maximum</b>
Semidetached dwelling	2	2
Patio/court/atrium dwelling	2	6
Multiplex dwelling	3	8
Townhouse dwelling, R2	3	4
Townhouse dwelling, R3/R4	3	8
Duplex dwelling	2	2
Row duplex dwelling	2	12
Garden apartment dwelling	4	36
Mid-rise apartment dwelling	8	60
High-rise apartment dwelling	8	80, except as special exception
Cluster Townhouse	4	7
<b>CARRIAGE COURT UNIT</b>	<b>4</b>	<b>16</b>

(f) Building block length.

(1) The maximum length of a building block shall not exceed the following:

**Maximum Length Maximum Length**

	<b>Without</b>	<b>With</b>
	<b>Offset</b>	<b>Offset</b>
<b>Building Block Type</b>	<b>(feet)</b>	<b>(feet)</b>
Townhouse dwelling	75	160
Row duplex dwelling	75	160
Multiplex dwelling	75	160
<b>CARRIAGE COURT UNIT</b>	<b>75</b>	<b>300</b>

1	Garden apartment dwelling	120	300
2	Mid-rise apartment dwelling	100	200
3	High-rise apartment dwelling	100	200
4	Cluster townhouse	100	125

(g) Distance between building blocks. The following minimum distances are established for townhouses, patio/court/atrium, multiplex, row duplex, garden, mid-rise and high-rise apartment buildings as follows:

		Distance Between Building Blocks
Building Block Walls		(feet)
Blank end wall to blank wall		20
Blank end wall to window wall		30
Window wall to window wall, townhouse		30
Window wall to window wall, other than townhouse OR CARRIAGE COURT UNIT		55, or a distance equal to the sum of the height of the 2 buildings, whichever is greater
WINDOW WALL TO WINDOW WALL, CARRIAGE COURT UNIT		40, IF THE LENGTH OF A WINDOW WALL IS LESS THAN 60 FEET, AND 60 FEET IF THE LENGTH OF A WINDOW WALL IS 60 FEET OR GREATER

1 (N) CARRIAGE COURT UNIT. NOT MORE THAN 50% OF CARRIAGE COURT  
2 UNIT BUILDING BLOCKS PROPOSED FOR A DEVELOPMENT SHALL  
3 CONTAIN THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED  
4 FOR EACH BUILDING BLOCK.

5 (1) THE FOLLOWING STRUCTURES ARE PERMITTED IN ACCORDANCE  
6 WITH THE STATED REQUIREMENTS:

7 (i) FENCING SHALL BE HARMONIOUS WITH THE DWELLING  
8 AND SHALL NOT EXCEED 4 FEET IN HEIGHT ACROSS THE  
9 FRONT OF THE UNIT OR 6 FEET IN HEIGHT ON THE SIDE(S)  
10 OF THE UNIT NOR 8 FEET IN LENGTH ON THE SIDE OF THE  
11 UNIT UNLESS APPROVAL FOR A GREATER HEIGHT IS  
12 GRANTED AS SPECIFIED IN § 267-43A OR B OF THIS  
13 CHAPTER;

14 (ii) DETACHED ACCESSORY STORAGE ONLY AS SPECIFIED IN  
15 THE SITE PLAN APPROVAL; AND

16 (iii) ATTACHED EXTERIOR STORAGE, PROVIDED THAT THE  
17 STRUCTURE IS INTEGRATED IN THE DESIGN OF THE  
18 OVERALL DWELLING AND DOES NOT PERMIT A DIRECT  
19 MEANS OF ACCESS TO THE DWELLING.

20 (2) ALL UNITS SHALL BE ACCESSIBLE TO EMERGENCY VEHICLES BY  
21 MEANS OF EITHER A PAVED SURFACE OR ALTERNATIVE LOAD-  
22 BEARING WAY. THE CHAIRPERSON OF THE DEVELOPMENT  
23 ADVISORY COMMITTEE SHALL ESTABLISH STANDARDS AND  
24 SPECIFICATIONS FOR THE PAVED SURFACE OR LOAD-BEARING  
25 WAY.

26 (3) VEGETATION SHALL NOT RESTRICT ACCESS OR PASSAGE OF  
27 EMERGENCY VEHICLES.

1 (4) PRIOR TO APPROVAL OF A PRELIMINARY PLAN, INCLUDING  
2 CARRIAGE COURT UNITS, THE ZONING ADMINISTRATOR SHALL  
3 FORWARD THE PLAN TO THE ~~APPROPRIATE VOLUNTEER FIRE~~  
4 ~~COMPANY~~ HARFORD COUNTY VOLUNTEER FIRE AND  
5 AMBULANCE ASSOCIATION FOR REVIEW AND COMMENTS.

6 Section 2. And Be It Further Enacted that this Act shall take effect sixty (60) calendar days from  
7 the date it becomes law.

EFFECTIVE: June 27, 1994

Table I:

Principal Permitted Uses for Specific Zoning Districts: RESIDENTIAL: Conventional with Open Space

USE CLASSIFICATION		ZONING DISTRICTS															
RESIDENTIAL: Conventional w/Open Space		AG	RR	R	R1	R2	R3	R4	RO	VR	VB	B1	B2	B3	CI	GI	ORI
Single-family detached dwellings					SD	SD	SD	SD									
Lot-line dwellings						SD	SD	SD									
Semi-detached dwellings						SD	SD	SD									
Duplex dwellings						SD	SD	SD									
Patio/court/atrium dwellings						SD	SD	SD									
Townhouse dwellings						SD	SD	SD									
CARRIAGE COURT UNITS							SD	SD									
Multiplex dwellings						SD	SD	SD									
Row duplex dwellings							SD	SD									
Garden apartment dwellings								SD									
Mid-rise apartment dwellings								SD									
High-rise apartment dwellings								SE									
Mobile home subdivisions								SD									
Mobile homes							SE	SE									

KEY:

"P" indicates permitted subject to applicable code requirements.

"SD" indicates permitted subject to special-development regulations, pursuant to Article VII.

"SE" indicates permitted subject to special-exception regulations, pursuant to Article VIII.

"T" indicates permitted subject to temporary-use regulations, pursuant to § 267-27.

A blank cell indicates that the use is not permitted.





Table VI: Design Requirements for Specific Uses:  
R3 Urban Residential District (Part 2)

[illegible]

**NOTE:** General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in §§ 267-18 through 267-53

Table VII: Design Requirements for Specific Uses:  
R4 Urban Residential District (Part 2)

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Bldg. Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Multiplex (interior units)	1,800			18	25	0	25	35 or 3 stories
Multiplex (end units)	1,800			45	20	25	0	35 or 3 stories
Patio/Court/Atrium	3,000			40	25	0	20	20 or 1 story
Townhouse	1,800			18	25	0	40	35 or 3 stories
Cluster Townhouse Dwelling	1,800			18	0	10	25	35 or 3 stories
Row Duplex	5,000	2,500		20	30	0	40	40 or 4 stories
Garden Apartment	7,200	1,800		110	30	20	30	45 or 3 w/loft
Mid-Rise Apartment	12,800	1,600		120	30	20	30	45 or 5 stories
High-Rise Apartment	12,800	1,200		100	35	30	35	80
Mobile Home Park	10 acres	4,500	50	200	20	10 (total of 20)	20	20 or 1 story
Transient Housing	15,000	3,000		100	30	10	30	35 or 3 stories
Transportation, Communications and Utilities	5 acres		200	200	100	80	80	30
Public Utility Facilities			25		25	25	25	30
Sewerage Pumping Stations			200		25	25	25	30
CARRIAGE COURT UNITS	7,200	1,800		110	30	20	30	45 OR 3 w/LOFT

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in §§ 267-18 through 267-53

94-10

AS AMENDED

HARFORD COUNTY BILL NO. 94-10 (as amended)

(Brief Title) Zoning Code - Carriage Court Units

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

ENROLLED

James D. Vannoy  
Acting Secretary  
of the Council

[Signature]  
President of the Council

Date April 19, 1994

Date April 19, 1994

BY THE COUNCIL

Read the third time.

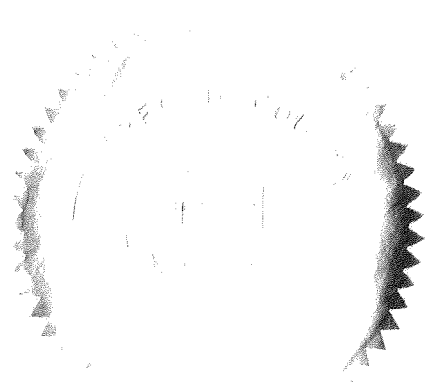
Passed: LSD 94-12 (April 19, 1994)

Failed of Passage: \_\_\_\_\_

By Order

James D. Vannoy  
Acting Secretary

Sealed with the County Seal and presented to the County Executive for approval this 20th day of April, 1994 at 3:00 p. m.



James D. Vannoy  
Acting Secretary

BY THE EXECUTIVE

Edmund M. Redmann  
COUNTY EXECUTIVE

APPROVED: Date April 26, 1994

BY THE COUNCIL

This Bill (No. 94-10, as amended), having been approved by the Executive and returned to the Council, becomes law on April 26, 1994.

James D. Vannoy  
Acting Secretary

EFFECTIVE DATE: June 27, 1994

94-10

AS AMENDED